

Fund payment notice

Australian Unity Diversified Property Fund - ARSN 106 724 038 Ordinary Units YOC0018AU and Class A Units YOC0019AU

11 January 2018

Australian Unity Property Limited as responsible entity of the Australian Unity Diversified Property Fund ('DPF') considers that DPF is a withholding managed investment trust (withholding MIT) and an attribution managed investment trust (AMIT) in relation to the income year ending 30 June 2018.

The following estimated components are provided solely for the purposes of determining withholding MIT non-resident withholding tax under Subdivisions 12A-B and 12-H of Schedule 1 to the Taxation Administration Act 1953 (Cth) ('the Act') (for fund payments) and Subdivisions 12A-A and 12-F of the Act (for dividend, interest and royalty payments) in respect of the period 1 October 2017 to 31 December 2017, and should not be used for any other purpose.

Component	Cents per unit
Australian interest income (NRWT taxable)	0.0062
Other Australian income	0.9992
Tax deferred	0.6946
Total Distribution	1.7000

The above estimated components are based on information currently available.

For the purposes of Subdivisions 12A-B and 12-H of the Act, this distribution includes a 'fund payment' amount of 0.9992 cents per unit in respect of the period 1 October 2017 to 31 December 2017.

Important Note: Australian resident unitholders should not rely on this notice for the purposes of completion of their income tax returns. Details of the full year components of distributions will be provided in the 2018 Attribution MIT Member Annual Statement (AMMA) which is expected to be sent to unitholders in August 2018.